138.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,006,800 /	1,006,800
USE VALUE:	1,006,800 /	1,006,800
ASSESSED:	1,006,800 /	1,006,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARQUIS DONALD R & ELAINE G
Owner 2:	
Owner 3:	
Street 1:	183 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1936, having primarily Brick Veneer Exterior and 2320 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6467.000	454,000	200	552,600	1,006,800
Total Card	0.148	454,000	200	552,600	1,006,800
Total Parcel	0.148	454,000	200	552,600	1,006,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.06 | /Parcel: 434.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88229
GIS Ref	
GIS Ref	
Insp Date	11/10/17

!10644!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,000	200	6,467.	552,600	1,006,800		Year end	12/23/2021
2021	101	FV	427,700	200	6,467.	552,600	980,500		Year End Roll	12/10/2020
2020	101	FV	427,700	200	6,467.	552,600	980,500	980,500	Year End Roll	12/18/2019
2019	101	FV	369,500	300	6,467.	583,300	953,100	953,100	Year End Roll	1/3/2019
2018	101	FV	369,500	0	6,467.	429,800	799,300	799,300	Year End Roll	12/20/2017
2017	101	FV	369,500	0	6,467.	411,400	780,900	780,900	Year End Roll	1/3/2017
2016	101	FV	369,500	0	6,467.	380,700	750,200	750,200	Year End	1/4/2016
2015	101	FV	329,200	0	6,467.	319,300	648,500	648,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:05:45

LAST REV

Date	Time
01/25/18	11:35:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11843-583		6/10/1970		38,000	No	No		N

USER DEFINED

Prior Id # 1:	88229
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2015	1619	Porch	5,800					
4/25/2003	293	Siding	2,000					
9/2/1998	626	Manual	4,000					REPLACE WINDOWS (4

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	336	PATRIOT
3/11/2004	External Ins	BR	B Rossignol
11/8/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6467		Sq. Ft.	Site		0	90.	0.95	10									552,608						552,600	

Total AC/HA:	0.14846	Total SF/SM:	6467	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	552,608	Spl Credit		Total:	552,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16928780
Const Adj.:	1.01524508
Adj $ / SQ:	160.260
Other Features:	106500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616895
Depreciation:	162860
Depreciated Total:	454034

COMMENTS

646-7612 SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

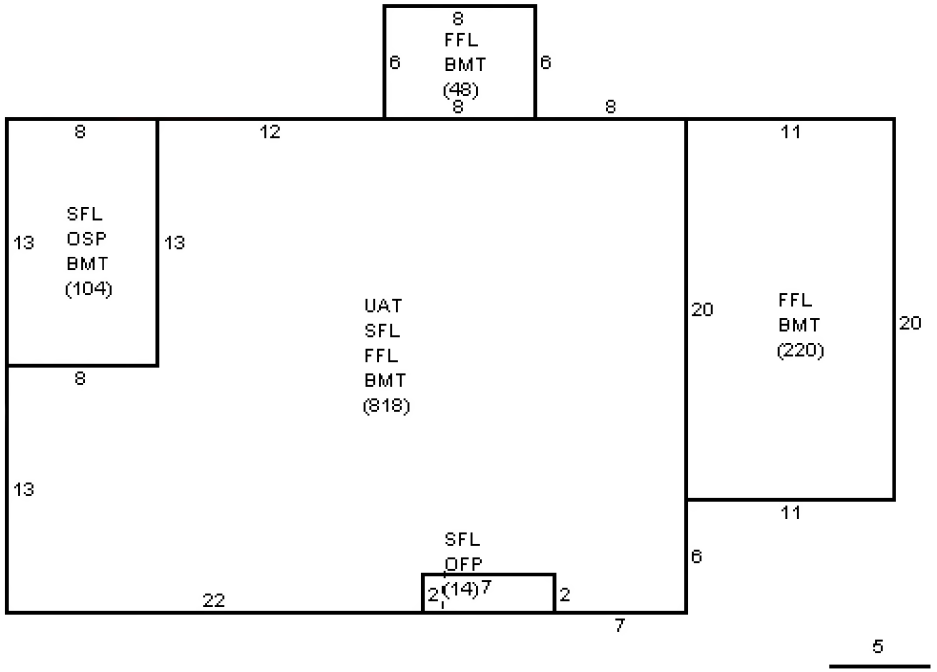
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.92
Special Features:	0	Val/Su Net:	128.43
Final Total:	454000	Val/Su SzAd	224.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	51.920	61,790
FFL	First Floor	1,086	160.260	174,043
SFL	Second Floor	936	160.260	150,004
UAT	Upper Attic	205	64.100	13,109
OSP	Screen Porch	104	36.140	3,759
OFP	Open Porch	14	44.670	625

Net Sketched Area:	3,535			Total:	403,330
Size Ad	2022	Gross Area	4148	FinArea	2320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X8	A	AV	2000	6.00	T	15.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:	
				Total:	200

IMAGE

AssessPro Patriot Properties, Inc